



**31 Church Street**  
**Swadlincote, Derbyshire DE11 8LF**  
**£460,000**

**lizmilsom**  
**properties** 

## 31 Church Street, Swadlincote, Derbyshire DE11 8LF

\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\* are delighted to bring this Fabulous 3 bedroom detached Bungalow to the market. Located in the heart of Swadlincote this bungalow offers a harmonious blend of convenience, comfort, and style, ideally situated for easy access to the town center, shops, eateries, and all essential amenities. The Accomodation included a Spacious L-Shaped Lounge, Open Plan Kitchen Diner, Splendid Conservatory, 3 Double bedrooms, Fantastic Family Bathroom and a Useful Guest Cloakroom. This Lovely home benefits from a full width driveway providing ample parking and a useful oversized garage. A Beautiful rear garden boasting multiple patio and seating areas, a pond with a waterfall and decked bridge, and lush greenery with an "oriental" theme. An added advantage of this exquisite property is the potential for a chain-free sale, offering a seamless transition for prospective buyers! To arrange your viewing call the office today on 01283 219336.

- 3 Bed Detached Bungalow
- Splendid Conservatory
- Stunning Lounge
- Family Bathroom
- Spectacular Rear Garden
- Fantastic Breakfast Kitchen
- Spacious Dining Area
- 3 Good Size Bedrooms
- Garage with Electric roller door & Ample Parking
- EPC: C / Tax Band : D



## Overview

Introducing 31 Church Street, Swadlincote - an enchanting individually built bungalow nestled in the heart of Swadlincote. This charming detached bungalow offers a harmonious blend of convenience, comfort, and style, ideally situated for easy access to the town center, shops, eateries, and all essential amenities. This property is also ideally located for walks as there is Swadlincote Woodlands & Eureka Park which are within walking distance of the property and offer a great opportunity to embrace the nature this town has to offer.

Upon arrival, you are greeted by ample parking facilities including a full-width driveway capable of accommodating a caravan or motorhome, complemented by an oversized garage featuring an electric roller door, currently utilized as a workshop by the present owners. The frontage boasts hedged borders, ensuring privacy, with a welcoming pathway leading to the entrance door of this delightful home.

Step inside to discover a light-filled and airy entrance hallway, branching off to various spaces including a spacious lounge, guest cloakroom, a fantastic fitted kitchen, three bedrooms, and a family bathroom. The guest cloakroom offers convenience with its low-level WC and closed closet wash hand basin.

The generously proportioned lounge, adorned with carpeted flooring, features dual aspect windows flooding the space with natural light, alongside patio doors leading out to the delightful rear garden. A focal point of the room is the stone-effect fireplace, adding warmth and character.

The fitted kitchen, seamlessly integrated into the open-plan layout, showcases a modern design with granite countertops, ample wooden wall and base units, and state-of-the-art integrated appliances. An adjacent dining area, with carpeted flooring and a window overlooking the side elevation, flows effortlessly into the charming conservatory, offering a serene retreat to unwind and admire the picturesque garden views.

A well-appointed inner hallway provides access to the bedrooms and family bathroom. The family bathroom boasts a modern four-piece suite including a corner jacuzzi bath, separate shower enclosure, and vanity unit, exuding both style and functionality.

The main bedroom, positioned to the rear of the property, is a generously sized double featuring fitted wardrobes, carpeted flooring, and windows overlooking the tranquil

rear garden. Bedrooms two and three, both spacious doubles, enjoy views of the front elevation, with the former benefiting from fitted wardrobes and carpeted flooring, while the latter offers versatility as a potential home office.

Outside, the rear garden presents a serene oasis, boasting multiple patio and seating areas, a pond with a waterfall and decked bridge, and lush greenery with an "oriental" theme. Mature trees and shrubs enhance the ambiance, creating a private haven perfect for outdoor relaxation and entertaining.

An added advantage of this exquisite property is the potential for a chain-free sale, offering a seamless transition for prospective buyers.

### Inner Hallway

### Entrance Hallway

### Guest Cloaks / WC

6'11" x 2'7" (2.13 x 0.81)

### Fantastic Breakfast Kitchen

14'1" x 10'5" (4.3 x 3.18)

### Useful Utility Room

8'3" x 2'5" (2.54 x 0.76)

### Dining Area

12'4" x 8'6" (3.78 x 2.6)

### Stunning Lounge

20'1 x 15'0 (6.12m x 4.57m)

### Splendid Conservatory

12'0" x 10'0" (3.68 x 3.07)

### Main Bedroom

14'7" x 9'8" (4.45 x 2.97)

### Bedroom Two

13'3" x 12'1" (4.04 x 3.7)

### Bedroom Three

12'4" x 10'0" (3.78 x 3.05)

### Family Bathroom

10'0" x 9'8" (3.05 x 2.95)

### Garage

17'7" x 12'11" (5.38 x 3.94)

### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process,

with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

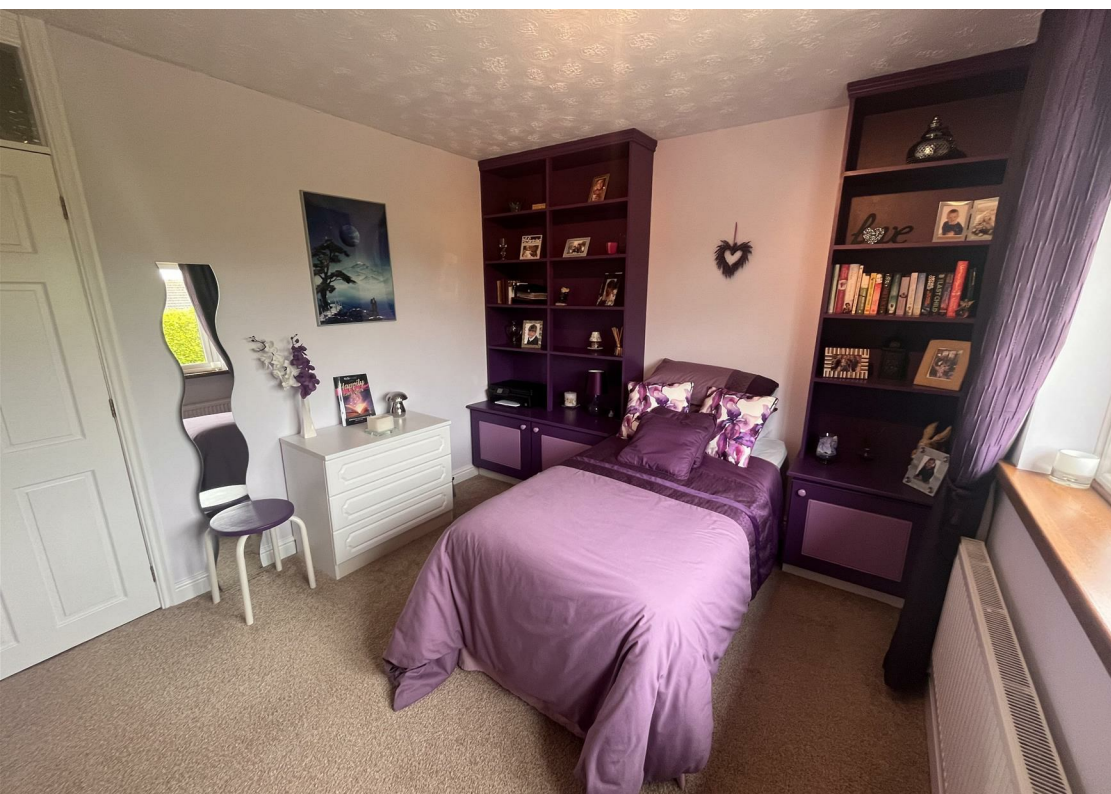
### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

### Disclaimer

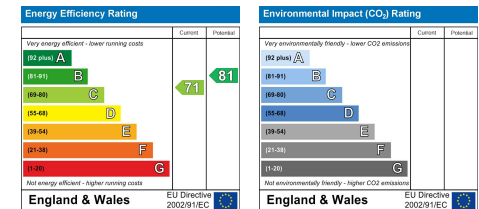
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





## Directions

For Sat Nav purposes use the postcode DE11 8LF



Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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